(5) Except as herein provided, Landlords shall not be called upon to make any repairs, improvements or alterations during the term of this lease, and Tenant agrees to take the storeroom and premises just as they stand.

(6) Tenant shall furnish at Tenant's own cost and expense WATER AND HEAT TO BE FURNISHED BY LANDLORD ~~water and heat~~ lights, ~~and janitor service.~~

(7) It is understood and agreed that should any installment of rent be past due and unpaid by Tenant for a period of fifteen (15) days after notice of such delinquency from the Landlords, or in the event the business of Tenant is discontinued or the premises vacated before the expiration of this lease, or Tenant goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of Tenant's property for the benefit of creditors, or files a petition pursuant to any Federal or State law for the extension of Tenant's debts or for reorganization, or if Tenant's stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated or such property released within fifteen days, then and in any one of such events, Landlords may,

(a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies, at law or in equity, for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) declare this lease terminated and enter and take possession of the leased premises and thereafterth hold the same free from any right of the Tenant, or Tenant's heirs, executors, administrators, successors and assigns, to use said demised premises, but Landlords shall, nevertheless, have the right to recover from Tenant any and all amounts which under the terms hereof may then be due and payable for the use of the demised premises.

(8) Should the storeroom or the demised premises be destroyed or so damaged by fire or other casualty as to render the same unfit for occupancy, it is agreed that this lease shall terminate

(9) Landlords covenant that Tenant shall have quiet and peaceful possession of said property throughout the duration of this lease.

(Continued on Next Page)